

058.C

0001

0430.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

389,500 / 389,500

USE VALUE:

389,500 / 389,500

ASSESSED:

389,500 / 389,500



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

## OWNERSHIP

Owner 1: BLACKSTONE BARBARA A Unit #: 430

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #430

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: BROWNE EDMOND/ETAL -

Owner 2: BARIL ELIZABETH A -

Street 1: 1 WATERMILL PLACE UNIT #430

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476-4140

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 800 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6040																

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	389,500			389,500			
Total Card		0.000	389,500			389,500	Entered Lot Size		
Total Parcel		0.000	389,500			389,500	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	486.88	/Parcel: 486.8	Land Unit Type:		

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	379,200	0	.	.	379,200	379,200	Year End Roll	12/18/2019
2019	102	FV	356,000	0	.	.	356,000	356,000	Year End Roll	1/3/2019
2018	102	FV	299,200	0	.	.	299,200	299,200	Year End Roll	12/20/2017
2017	102	FV	280,200	0	.	.	280,200	280,200	Year End Roll	1/3/2017
2016	102	FV	280,200	0	.	.	280,200	280,200	Year End	1/4/2016
2015	102	FV	255,600	0	.	.	255,600	255,600	Year End Roll	12/11/2014
2014	102	FV	238,600	0	.	.	238,600	238,600	Year End Roll	12/16/2013
2013	102	FV	238,600	0	.	.	238,600	238,600		12/13/2012

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWNE EDMOND/E		30837-169		11/4/1999		160,000	No	No		
SHERWOOD FAY H		28064-342		1/9/1998		132,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	852	Heat App	11,000	7/1/2015				Replace heat pump

## ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type:	7 - Condo Garden			Full Bath:	2	Rating:	Average	Building Number 1.															
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	8 - Brick Veneer			A HBth:		Rating:																	
Sec Wall:	6 - Stucco	10%		OthrFix:		Rating:																	
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>																			
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Average																
Color:	BRICK			A Kits:		Rating:																	
View / Desir:	1 - 1 Bed			Frl:		Rating:																	
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																	
Grade:	C - Average			<b>CONDOS INFORMATION</b>																			
Year Blt:	1988	Eff Yr Blt:		Location:	R - Rear																		
Alt LUC:		Alt %:		Total Units:																			
Jurisdict:		Fact:	.	Floor:	4 - 4th Floor																		
Const Mod:				% Own:	0.904900014																		
Lump Sum Adj:				Name:	25 - 6040																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL:	STD			Phys Cond:	GD - Good	14.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:		1	3	1	0										
Sec Int Wall:		%		Economic:			%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	4 - Carpet			Override:			%	Baths:															
Sec Floors:		%		Total:	14.9	%		Plumbing:															
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ:	320.00			Heating:															
Bsmnt Gar:	1			Size Adj.:	1.25000000			General:															
Electric:	3 - Typical			Const Adj.:	0.78125376			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>											
Insulation:	2 - Typical			Adj \$ / SQ:	312.502			Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>										
Int vs Ext:	S			Other Features:	45280								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Heat Fuel:	3 - Electric			Grade Factor:	1.00								GLA	Gross Liv Ar	800	312.500	250,001						
Heat Type:	6 - Elec Base/B			NBHD Inf:	1.54999995																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:	100	LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	457686																		
% Com Wall:		% Sprinkled:		Depreciation:	68195			Juris. Factor:		Before Depr:	484.38												
				Deprecated Total:	389491			Special Features:	0	Val/Su Net:	486.88												
								Final Total:	389500	Val/Su SzAd:	486.88												
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 058.C-0001-0430.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N					Total Yard Items:				Total Special Features:							Total:							